

SEND TAX NOTICE TO:

(Name) Larry T. Wall, Jr. and Cathy C. Wall

(Address) 2032 Stonebrook Drive
Birmingham, AL 35242

This instrument was prepared by

(Name) Charles A. J. Beavers, Jr., Esq.

1400 Park Place Tower

(Address) Birmingham, AL 35203

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

COUNTY OF

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ninety Two Thousand Five Hundred & 00/100 ----- DOLLARS
(\$92,500.00)

to the undersigned grantor, STONEBROOK DEVELOPMENT COMPANY, an Alabama general partnership
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

LARRY T. WALL, JR. and CATHY C. WALL

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 21B, according to the Survey of Stone Brook - First Sector, as recorded in Map
Book 13, Page 135, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the current year.
 2. Easements and building lines as shown by recorded map.
 3. Restrictive Agreement as set out in Real Volume 220, Page 339.
 4. Easement for sanitary sewer lines and water lines in favor of The Water Works & Sewer Board of the City of Birmingham, as recorded in Real Volume 194, Page 1, and Real Volume 194, Page 43.
 5. Right of Way granted to Alabama Power Company by instrument recorded in Real Volume 207, Page 380.
 6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 327, Page 553; and Deed Book 32, Page 183.
 7. Declaration of Protective Covenants as set out in Real Volume 194, Page 54.
 8. Sewer line easement as set out in Real Volume 107, Page 976.
 9. Right of Way granted to Alabama Power Company by instrument recorded in Real Volume 270, Page 83.
 10. Easement to Water Works and Sewer Board of the City of Birmingham in Real Volume 265, Page 522.
 11. Declaration of Protective Covenants recorded in Real Volume 288, Page 446.
- SEE ATTACHED FOR FURTHER TITLE MATTERS (EXHIBIT A)

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its ~~XXXXXX~~ General Partner
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of March 19 91.

STONEBROOK DEVELOPMENT COMPANY, an Alabama
general partnership

ATTEST:

By GIBSON-ANDERSON-EVINS, Inc., AS
Its General Partner ~~XXXXXX~~
By [Signature]
ITS PRESIDENT

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned
State, hereby certify that L.S. EVINS, III
whose name as PRESIDENT OF GIBSON-ANDERSON-EVINS, INC. ~~XXXXXX~~ of STONEBROOK DEVELOPMENT COMPANY, an Alabama general partner-
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the
contents of the conveyance, he, as such ~~XXXXXX~~ and with full authority, executed the same voluntarily for and as the act of said ~~XXXXXX~~ STONEBROOK DEVELOPMENT COMPANY, in its
general partnership
Given under my hand and official seal, this the 27th day of March 19 91.

a Notary Public in and for said County in said

EXHIBIT A

Subject to, continued:

12. Articles of Incorporation of StoneBrook Residential Association, Inc., as recorded in Book 41, Page 518, in said Probate Office.
13. Bylaws of StoneBrook Residential Association, Inc., as recorded in Book 41, Page 530, in said Probate Office.
14. Restrictions appearing of record in Real Volume 298, Page 884; and Real Volume 298, Page 903.
15. *DECLARATION OF EASEMENT*
~~Restrictive Covenants~~ as recorded in Real Volume 335,
Page 542.

THE ENTIRE PURCHASE PRICE RECITED IN THIS DEED WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

BOOK 335 PAGE 545

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 MAR 29 AM 8:27

Thomas W. Snowdon, Jr.
JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	\$	
2. Mfg. Tax	\$	
3. Recording Fee	\$	5.00
4. Indexing	\$	3.00
5. No Tax Fee	\$	7.00
6. Certified Fee	\$	1.00
Total	\$	16.00